

Attachment C

Group Health Requested Amendment

Group Health Requested Comprehensive Plan Amendment

A portion of Overlake Village, the existing Group Health site, is currently zoned as the Overlake Design District due to various unique features, such as its central location between the Employment Area and Overlake Village, history as a location for a large institutional use, large size, slope and large quantity of trees.

N-OV-56: Encourage master planning of the Group Health site to foster opportunities to live, shop, work and recreate in a vibrant, mixed-use setting.

N-OV-57: Recognize the public benefit that can be derived from the site's proximity to the Overlake Village Transit Center, the planned bus rapid transit line and the proposed Sound Transit light rail station by encouraging walkable, transit supportive development through incentives tied to building height and FAR.

N-OV-58: Encourage master planning that integrates the goals of creating compact transit supportive development, employing environmentally sustainable development practices, and preserving stands of healthy trees where feasible.

N-OV-59: Encourage inclusion of a full service hotel/conference center in plans for redevelopment within the Design District to help serve the needs of visitors to the area and provide entertainment and gathering opportunities for people who work or live nearby.

Group Health Requested Redmond Community Development Guide Amendment

OVERLAKE DESIGN DISTRICT

Purpose: The Overlake Design District provides regulations and incentives for the planned and coordinated redevelopment of a large underutilized parcel of land located at the heart of the Overlake Urban Center. The Design District is intended to foster opportunities to live, shop, work and recreate in a vibrant, mixed-use setting.

The objectives of the Overlake Design District include:

- Provide strong and effective incentives to include housing in all future development.
- Encourage a broad mix of uses and amenities to achieve a vibrant, engaging environment.
- Promote compact, walkable development forms that are conducive to transit use.
- Encourage use of environmentally sustainable site design and building features.
- Encourage inclusion of restaurants, professional offices and other commercial and service uses to meet needs of employees and residents, enliven the area after working hours, and contribute to a sense of place.
- Grant development incentives for provision of a significant public gathering space that will function as a component of a connected system of parks and trails serving the Overlake Neighborhood;
- Facilitate creative integration of land uses, architecture, parking facilities and public amenity areas by providing flexibility in zoning and site requirements;
- Allow additional building height and density where appropriate to facilitate tree retention and provision of open space, while still achieving sustainable, transit-supportive densities.

Master Development Plan: A Master Development Plan shall be approved prior to issuance of site plan approval for any development located on a site within the Overlake Design District, excluding modification of an existing structure. The term “Master Development Plan” as used in this section means a conceptual plan providing for the development and use of land that contains the following elements:

- Land use plan indicating proposed land uses by category and general location
- Height and bulk study that demonstrates how building mass and scale relate to open spaces, pedestrian pathways, streets, and other buildings
- Transportation and circulation plan indicating the general layout and conceptual design of streets, pedestrian pathways, parking, and transit facilities
- Parks, open space, and any civic or cultural facilities
- Landscaping concepts
- Design concept that is in conformance with the neighborhood's design standards
- Drainage, utility service and other Infrastructure improvements
- Identification of Environmentally Sensitive Areas
- Approach to sustainable design

Architectural design, exact building shapes and locations, and other detailed information required in a site plan shall not be required. A Master Development Plan shall be reviewed by the Design Review Board, with approved by the City Council. (See note 1)

Permitted Land Uses: [Add an Overlake Design District column to the proposed Overlake Districts Permitted Land Uses chart, as follows: (footnotes in proposed chart omitted here, but to be included)]

20C.45.30.40 Permitted Land Uses – Overlake Districts

Permitted Land Uses – Overlake Districts			
	<i>ADD - Overlake Design District (ODD)</i>	Overlake Village (OV)	Overlake Business and Advanced Technology (OBAT)
Residential			
Multi-family and Townhouses	P	P	P
Senior Housing	P	P	
Retail			
General Retail (As defined in RCDG 20C.45.30.30(1), with the exception of those uses listed below)	P	P	
Vehicle Fuel Sales			C
Carts and Street Vendors	S	S	
Regional Retail (with gross floor area of 75,000 square feet or more in a single use)		P	
New and Used Vehicle Sales established prior to <i>(effective date of</i>		P	

Permitted Land Uses – Overlake Districts			
	<i>ADD</i> - Overlake Design District (ODD)	Overlake Village (OV)	Overlake Business and Advanced Technology (OBAT)
<i>proposed 2007 Overlake RCDG update)</i>			
Wholesale Trade and Assembly			P
Services			
General Services (As defined in RCDG 20C.45.30.30(2), including hospital, medical offices, clinics, ambulatory health care, and hotels, with the exception of those uses listed below)	P	P	
Athletic Clubs and Fitness Centers	P	P	P
Business Services: Mailing Centers, Copy, Fax	P	P	P
Business Park Uses: Advanced Technology: Computer Hardware and Software; Electrical and Electronic Equipment and Components; Measuring, Analyzing and Controlling Instruments; Research and Development Facilities; Corporate Headquarters and Regional Offices; Pharmaceuticals, Biotechnology Products and Medical Equipment and Software provided large quantities of toxic materials are not used; Computer and Office Equipment; Technology Service and Support; Telework Centers;	P		P

Permitted Land Uses – Overlake Districts			
	<i>ADD</i> - Overlake Design District (ODD)	Overlake Village (OV)	Overlake Business and Advanced Technology (OBAT)
Consultants who directly support other businesses; Corporate Conference & Educational Facilities.			
Warehousing (indoor only) and distribution; Construction/contractors (offices and indoor storage only); Food and Kindred Products Manufacturing and Assembly provided products produced primarily for off-site consumption.			P
Convenience service and retail uses <ul style="list-style-type: none"> ▪ Uses limited to employee use and not open to the public ▪ Uses open to the public but that primarily serve nearby employees and residents 			P P
Day-Care Centers	S	S	S
Educational Facilities	P	P	P
Other Uses			
Public Facilities and Local Utilities <ul style="list-style-type: none"> • Facilities up to 40 feet in height • Facilities 40 feet in height or greater 	P C	P C	P C
Regional Utilities <ul style="list-style-type: none"> • Facilities up to 40 feet in height • Facilities 40 feet in height or greater 	C C	P C	P C

Permitted Land Uses – Overlake Districts			
	<i>ADD</i> - Overlake Design District (ODD)	Overlake Village (OV)	Overlake Business and Advanced Technology (OBAT)
Transit Facilities: Tracks, Transit Centers, Park and Ride Facilities	P	P	P
Drive-Thru Facilities established prior to (<i>effective date of proposed 2007 Overlake RCDG update</i>)		P	
Large Satellite Dishes/Amateur Radio Antenna(s)	S	S	S
Broadcast and Relay Towers	C	C	C
Wireless Communication Facilities	S	S	S
Religious Facilities: Churches, Temples, Synagogues Up to 750 seats 750 seats and greater	S C	S C	S C

Site Requirements: [Add an Overlake Design District column to the proposed Overlake Districts Site Requirements Chart as follows: (footnotes omitted here, but to be included)]

20C.45.40-020 Site Requirements Chart - Overlake Districts

	<i>ADD</i> - Overlake Design District (ODD)	Overlake Village (OV)	Overlake Business and Advanced Technology (OBAT)
Maximum Lot Coverage of Structures and Impervious Surface (See note 1)	80%	85%	80%
Minimum Landscaped Area	20%	15%	20%
Base Maximum Building Height (Stories), without use of			

	<i>ADD - Overlake Design District (ODD)</i>	Overlake Village (OV)	Overlake Business and Advanced Technology (OBAT)
Bonuses or Transfer of Development Rights (See notes 2, and 8)			
Non-Residential Uses	4	4	4
Residential Uses in Single-Use or Mixed-Use Buildings	6	5	5
Base Maximum Floor Area Ratios without use of Bonuses (See notes 3- 5)			
Non-Residential Uses	.40	.36	.40
Non-Residential Uses as part of Mixed-Use Developments that include Residential Uses in Single-Use or Mixed- Use Buildings or with use of TDRs	.47	.41	.47
Residential Uses in Single-Use or Mixed-Use Buildings	2.5	2.5	1
Building Setbacks			
Front and all Street Setbacks (in feet)	0	0	Minimum of 10'
	At front and all street setbacks, buildings shall be developed to the back of the setback zone	At front and all street setbacks, buildings shall be developed to the back of the setback zone	Along 152 nd Avenue NE at front and all street setbacks, buildings shall be developed to the back of the setback zone
	See 20C.45.40-130, Overlake Street Cross Sections	See 20C.45.40-130, Overlake Street Cross Sections	See 20C.45.40-130, Overlake Street Cross Sections

	<i>ADD - Overlake Design District (ODD)</i>	Overlake Village (OV)	Overlake Business and Advanced Technology (OBAT)
Minimum Side Setback (in feet)	0	0	20'
Minimum Rear Setback (in feet)	0	0	20'
Pedestrian Standards	See 20C.45.40-070	See 20C.45.40-070	See 20C.45.40-070
Ground Floor Uses	See 20C.45.40-080	See 20C.45.40-080	
Minimum Residential Floor Area	See 20C.45.40-090	See 20C.45.40-090	
Residential Open Space	See 20C.45.40-100	See 20C.45.40-100	See 20C.45.40-100
Parking	See 20D.130 (See notes 11 and 12)	See 20D.130	See 20D.130

Bonus Incentives [Add new section as follows:]

20C.45.40-115 Overlake Design District Incentive Program.

- 1) Intent. The intent of this section is to enhance the character and overall livability of the Overlake Design District by encouraging provision of bonus features that implement neighborhood goals for public amenities, housing opportunities, environmental sustainability, and reducing the cost of these bonus features by allowing increased building height and floor area above the base site requirements.
- 2) Bonus Features and Incentives.
 - a) Within the Overlake Design District, the Technical Committee shall allow increases to the base site requirements and standards shown in 20C.45.30.50-020, Site Requirements Chart, up to the limits identified below for developments that comply with one or more of the requirements of this section.
 - b) The Technical Committee shall allow aggregation of the available incentives up to a total maximum building height of 9 stories for non-residential buildings, and 12 stories for residential buildings and for a full service hotel/conference center, and up to 1.0 FAR for non-residential buildings (including full service hotel/conference center), and up to 4.0 for residential buildings. (See note 10).
 - c) The standards in RCDG 20D.40.200-040 Building Scale apply to developments eligible for incentives under this section.
 - d) The total commercial floor area permitted within Overlake shall not exceed the Bellevue Redmond Overlake Transportation Study Agreement (BROTS) or its successor agreement.

Bonus Features Allowing Increased Height or Floor Area Overlake Design District		
	Features	Maximum Incentive Per Feature (See notes 6,7 and 10)
1.	Minimum of LEED Silver Certification or comparable built green certification as determined by the Technical Committee	One additional story for each building designed and constructed to meet this certification
2.	Provide and maintain at least 75% of the total gross floor area for the development in residential uses	One additional story for each building designed and constructed to meet this standard
3.	<p>Provide and maintain at least 10% of the retail floor area in the development 20% below market rates to retain existing retail businesses in the area.</p> <p>If the property owner is not able to lease the space to an existing retail business after offering it for at least 6 months, the property owner may request approval from the Code Administrator to offer below market rate space for one of the following substitute methods that meet identified neighborhood goals for the area:</p> <ul style="list-style-type: none"> a) Non-chain retail business specializing in ethnic goods. or b) Desired community facility such as a library or teen center. 	<p>Addition of commercial floor area on a square foot to square foot basis</p> <p>One additional story of building height for all commercial buildings in the development</p>
4.	At least 60 percent of off-street parking is located in below or above-grade parking structures with retail or other pedestrian-oriented uses incorporated into the structures adjacent to public streets and major pedestrian pathways so that parking structures do not front on the ground level of these areas.	<p>One additional story for all buildings in the development that meet this standard</p> <p>Additional .15 FAR for commercial development within a Master Plan Area that meets this standard</p>
5.	<p>Provide public outdoor plaza or other open space that:</p> <ul style="list-style-type: none"> a) Is a minimum of ½ acre or exceeds the minimum requirements for residential open space by 25%, whichever is greater, b) Is located directly adjacent to the pedestrian pathway system as defined in the Overlake Master Plan, c) Includes way-finding elements that provide visual continuity to other open spaces in Overlake Village, 	<p>Addition of residential floor area on a square foot to square foot basis for the amount of open space provided</p> <p>One additional story for all buildings in the development</p>

Bonus Features Allowing Increased Height or Floor Area Overlake Design District		
	Features	Maximum Incentive Per Feature (See notes 6,7 and 10)
	d) Is improved to at a minimum meet the design requirements specified in RCDG 20D.40.200-070, e) Is accessible to the public at all times, and f) Is dedicated after improvement to the City of Redmond or is subjected to covenants or other legally binding provisions that will assure the property will be open for use by the public upon terms mutually agreed upon by the property owner and City.	
6.	<p>Complete a master plan approved by the Technical Committee and Design Review Board that at a minimum contains the elements listed below. This is a requirement for sites 5 acres in size and larger in the Overlake Village and Overlake Design District, or properties under one ownership totaling 5 acres in size or larger <i>(as of the effective date of proposed 2007 Overlake RCDG update)</i> and is encouraged for other sites.</p> <p>a) A design concept that is in conformance with the Overlake policies and standards for an urban village form, including providing one or more mid-block streets on the site,</p> <p>b) Land use plan indicating all proposed land use types and general locations,</p> <p>c) Height and bulk study that demonstrates how building mass and scale relate to open spaces, pedestrian pathways, streets and other buildings,</p> <p>d) Transportation and circulation plan indicating the layout and preliminary design of all streets, pedestrian pathways, parking, and location of transit facilities (as available), in plan view and cross section for streets,</p> <p>e) Location of proposed space for parks, open space and any cultural facilities,</p>	One additional story for all buildings in the development

Bonus Features Allowing Increased Height or Floor Area Overlake Design District		
	Features	Maximum Incentive Per Feature (See notes 6,7 and 10)
	f) Location of any environmentally sensitive areas, g) Landscape concepts h) Approach to sustainable design, and Preliminary plan for other major infrastructure improvements.	
7.	Full service hotel/conference center: In addition to the master plan elements identified in item 6 above, the master plan includes land area dedicated to a “full service hotel/conference center” which shall mean a hotel with banquet and meeting facilities to accommodate groups of at least 300 people	Two additional stories for full service hotel/conference center buildings Additional .15 FAR for commercial development;
8.	Provide transit-oriented development that: a) Is located within 2,500 feet of a transit station or stop served by light rail, bus rapid transit or other high-capacity transit service; b) Will be connected with the transit station or stop by sidewalks, crosswalks and/or pathways which afford convenient pedestrian access; and c) Will include a 1,000 or more residential units as a component of a mixed-use district (See note 9).	One additional story for commercial buildings, and two additional stories for residential and full service hotel/conference center buildings. Additional .20 FAR for commercial development . Additional .75 FAR for Residential development.
9.	Provide a minimum of 2.5 acres of land for public use as a major urban neighborhood park that is connected to the pedestrian pathway system as defined in the Overlake Master Plan. This may be one open space area, or a series of two or more connected spaces.	Additional height of 2 stories for commercial buildings, and 3 stories for residential buildings and full service hotel/conference center buildings. Additional .25 FAR for commercial development.

Bonus Features Allowing Increased Height or Floor Area Overlake Design District		
	Features	Maximum Incentive Per Feature (See notes 6,7 and 10)
	<p>The intent of this space is to act as one or more public gathering places through the provision of plazas, green spaces and programmable areas.</p> <p>The City and developer shall establish an agreement regarding the joint design and funding of improvements required for this park space.</p> <p>The intent is that this space be dedicated after improvement to the City of Redmond or be subjected to covenants or other legally binding provisions that will assure the property will be open for use by the public upon terms mutually agreed upon by the property owner and City.</p>	<p>Additional .75 FAR for residential development</p> <p>(See note 13)</p>

Administrative Design Flexibility. [Same as Overlake Village District, 20C.45.40-120].

Notes

1. *When a Master Development Plan has been approved by the City, site requirements and other development standards and regulations shall be administered on the basis of the area controlled by the approved Master Development Plan ("Plan Area"), rather than on a site-by-site basis, provided the approved Master Development Plan demonstrates compliance with the requirement in question. For example, in the case of a development application for a site that is part of an area controlled by an approved Master Development Plan, if the plan designates land areas that must be retained as open space and such areas are sufficient to meet open space requirements applied to the entire Plan Area, then an individual site plan need not demonstrate compliance with open space requirements.*

2. *Maximum Height Bonus. The bonus provisions of the Overlake Design District Incentive Program, RCDG 20C.45.40-115, shall apply within the Overlake Design District. The Transfer of Development Rights Program, RCDG 20D.200, may also be used for development within the Design District. The bonus provisions and transferred development rights may be aggregated, provided the maximum height achievable for non-residential structures shall be 9 stories, and for residential structures and a full service hotel/conference center, the maximum structure height achievable shall be 12*

stories. The term “full service hotel/conference center shall mean a hotel with banquet and meeting facilities to accommodate groups of at least 300 people.

3. Base FAR shall be established using the total land area included within the Design District, excluding publicly owned right-of-way as of [insert effective date of ordinance adopting Design District]. The District-wide total base FAR shall, in the absence of other allocation, be allocated pro rata on the basis of land area among the separate legal lots within the Design District. By agreement of property owners, FAR allocation may be transferred among lots within the Design District. Allocations of FAR may be designated in an approved Master Development Plan, site plan which includes two or more lots, or an approval or modification of a division of property or boundary line adjustment. Where an increase in allowable FAR is earned subsequent to an approval which included an allocation of FAR, the increase in FAR shall be reflected through an administrative amendment to the approval, either upon application by the owner of the affected property or at the initiative of the City.

4. Facilities for the provision of public utility service such as water storage tanks and electrical power substations, will not be counted against the limitation on floor area. Unused base and bonus FAR may be transferred from the site of these facilities to other sites within the Design District. FAR attributable to land area dedicated for public improvements such as streets, pathways, drainage facilities and park and open space facilities shall be transferred for use on developed sites within the Design District.

5. Each City approval of the division of land within the District shall include a further allocation of the initial base FAR (and bonus FAR earned as of the date of the approval, if any) among the resulting parcels as specified by the property owner at the time of the application for approval of the division of land. Each such allocation shall be stated in, and recorded with the official documents that describe the divided parcels. Such statement of FAR allocation shall include reference to the potential for bonus FAR, if applicable. Increases in FAR resulting from later qualifications for bonus FAR, and adjustments in the form of re-allocation of FAR through agreement of property owners may be made by administrative amendments upon application of the owners of the affected property or upon initiation of the City.

6. Maximum FAR Bonus. The bonus provisions of the Overlake Design District Incentive Program, RCDG 20C.45.40-115, shall apply within the Overlake Design District. The Transfer of Development Rights Program, RCDG 20D.200, may also be used for development within the Design District. The bonus provisions and transferred development rights may be aggregated, provided the maximum FAR achievable shall be 1.0 for nonresidential development (including full service hotel/conference center) and 4.0 for residential development.

7. Undeveloped bonus floor area may be transferred from one developed or undeveloped land area to another, provided both sites are located within the land area controlled by the Master Development Plan.

8. *In areas where a public or private street will be more than one story above the ground floor elevation of a building because of topography, (such as the southwest corner of NE 90th Street and Woodinville-Redmond, Road) building height may be increased by one story along the lower side of the site, provided:*

- *The height does not exceed the otherwise applicable maximum building height (including bonuses, if any) along the higher street elevation, and*
- *The applicable limitation on FAR is complied with.*

9. *The transit station or stop may be in existence, or may be planned for construction within six years of the date of occupancy of the structure that utilizes the increase in FAR. The high capacity transit service may be in existence, or planned as an enhancement to service at an existing transit station or stop, provided the service is planned to begin within six years from the date of occupancy of the structure that utilizes the increase in FAR. Undeveloped high capacity transit bonus FAR may be transferred from one developed or undeveloped land area to another land area which satisfies the criteria for the bonus.*

10. *To achieve an appropriate transition between major public streets and development interior to the Design District, maximum building height within 50 feet of the rights-of-way of 152nd Avenue NE and 156th Avenue NE shall be 6 stories. Bonuses or transferred development rights may not be used to exceed this limit.*

11. *Unless revised as provided in this note, parking standards in the Overlake Design District for the minimum and maximum number of required parking spaces shall be the same as for the Overlake Village District.*

Alternate parking standards may be specified in a City-approved Master Development Plan or site plan when a change is supported by the results of either the Downtown Parking Study, a City review of parking in one or more Overlake Districts, or a property-owner initiated parking analysis.

The Technical Committee may revise parking standards based upon appropriate parking data and analysis as a part of its review of any development permit application as follows:

Restaurants, sit down and carry out: The requirement may be reduced to not less than two spaces per 1,000 sq. ft. g.f.a. provided the Technical Committee finds there is sufficient data and analysis upon which the reduction is based to demonstrate that adequate parking will be provided, including shared parking.

Small restaurant/café/deli (< 750 sq. ft. g.f.a.) No minimum requirement

12. *Within the Overlake Design District, curbside parking on public streets within or abutting the site may be counted toward up to 25% of the required off-street parking, provided that, when all or part of the street right-of-way has been, or will be dedicated by the development site property owner (or a predecessor in title), curbside parking shall be fully counted toward satisfaction of the off-street parking requirement. Curbside parking on private streets that are part of the development site shall be fully counted toward satisfaction of the required off-street parking requirement.*

13. *The same land area may not be used to qualify for both bonus 5 and 9.*

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